



The Sauk Theatre

CHAPTER 5

IMPLEMENTATION

The successful pursuit of plan goals and objectives requires an aggressive implementation strategy. Accordingly, the following table establishes the priority, responsible parties, and possible funding sources for each objective. A key defining priority terms (i.e., near, mid, and long) and the abbreviated codes for the responsible parties and possible funding sources are located at the end of the table.

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Goal — Encourage the development of housing quantities and types that will meet current and anticipated market needs.					
Objective — Collaborate with the Hillsdale County Board of Realtors, Hillsdale County Economic Development partnership, area local government officials, and others to determine market needs and attract developers to meet those needs.				CS • PC	GF
Objective — Consider housing types needed to meet market demands; increase awareness regarding potential missing middle housing types that could meet demands.				CS • PC	GF
Objective — Evaluate current housing policies and regulations and determine changes and amendments needed to encourage market development of needed housing.				PC • CC	GF
Objective — Evaluate current zoning policies and regulations and determine needed changes and amendments to encourage market development of needed housing.				PC • CC	GF
Goal — Encourage the maintenance, improvement, and preservation of important historic homes and neighborhoods.					
Objective — Initiate a conversation with community property owners, residents, the Planning Commission, and other stakeholders regarding the desired outcomes of preservation measures.				CS • PC	GF
Objective — Seek technical assistance to complete an inventory of significant properties through resources such as the Michigan Historic Preservation Network (MHPN), the State Historic Preservation Office (SHPO), and the Redevelopment Ready Communities® program.				CS • PC	GF • MEDC • SHPO
Objective — Assure opportunity for public input on potential policy and ordinance amendments.				PC • CC	GF
Goal — Assist the reuse and/or redevelopment of the Klein Tool property.					
Objective — Complete a feasibility study addressing approximate costs and measures for various use and development options.				DDA • PC	GF • DDA • MDEQ
Objective — Seek technical assistance from the Redevelopment Ready Communities® program to engage in marketing the property.				DDA • PC	GF • DDA • MEDC

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Objective — Accomplish a productive public or private use of the property that results in public benefit, reinvestment in the site, new tax base, and/or additional jobs in the Downtown.				DDA • PC • CC	GF • DDA • MEDC • MDEQ • MDNR • PS
Objective — Maintain relationships with the Michigan Economic Development Corporation (MEDC), Michigan Department of Environmental Quality (MDEQ), Michigan Department of Natural Resources (MDNR), and others to assure technical and financial assistance to accomplish a redeveloped site.				CS	GF • MEDC • MDNR • MDEQ
Goal — Support and assist the Downtown Development Authority (DDA) in maintaining the Downtown infrastructure.					
Objective — Devote appropriate time and financial resources to the 2019 Michigan Department of Transportation (MDOT) signal modernization project.				CS • DDA	DDA • MDOT
Objective — Engage in cost estimating and planning of maintenance improvements to the Chicago Street (US-12) streetscape (sidewalks, lighting, street furniture, etc.).				CS • DDA	DDA • MDOT
Objective — Plan and design the South Parking Lot utility burial and resurfacing project.				CS • DDA	DDA
Objective — Support the Downtown Development Authority with the annual review of the Capital Improvements Plan for needed infrastructure improvements.				DDA • PC • CC	GF • DDA
Goal — Encourage the preservation of important historic properties in the Downtown.					
Objective — Initiate a conversation with Downtown property owners, businesses, the Planning Commission, and other stakeholders regarding the desired outcomes of preservation measures.				CS • PC	GF
Objective — Assist property owners, developers, and tenants with finding resources, tax credits, and other available incentives to offset development costs.				CS • PC	SHPO • MEDC • PS
Objective — Continue to implement the form-based code Downtown to encourage in-fill construction and building redevelopment consistent with the traditions and established character of Downtown.				CS • PC • CC	GF
Goal — Collaborate with the DDA, Jonesville Business Association, and others to recruit additional retail and other commercial uses, and upper-story residential uses, to vacant buildings and sites.					
Objective — Complete engagement in the Redevelopment Ready Communities® program in order to utilize technical assistance with Downtown marketing, promotions, and branding efforts.				PC • CC	GF
Objective — Improve development approval literature to clarify development procedures and partnerships.				PC • CC	GF

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Objective — Consider Downtown directional signage and other branding initiatives and parking improvements to support business recruitment and retention.				DDA • PC	GF • MS • LS • DDA • MEDC
Goal — Evaluate small HC (Highway Commercial) zoned properties and consider potential map and/or text amendments that assure long-term viability.					
Objective — Review recently issued variances for parcels on East Chicago Street (US-12).				CS • PC	GF
Objective — Evaluate other similarly sized parcels on West Chicago Street (US-12) and Olds Street (M-99) near Downtown.				CS • PC	GF
Objective — Consider whether Zoning Ordinance amendments are needed/warranted to assure continued viability of these parcels for use and re-use.				PC • CC	GF
Goal — Consider appropriateness of amendments to sign regulations to address electronic signage.					
Objective — Evaluate demand for such signs and consider whether amendments are desirable/advisable.				CS • PC	GF
Objective — Consider Zoning Ordinance amendments identified during the evaluation of the issue.				PC • CC	GF
Goal — Improve the appearance of the Olds Street (M-99) corridor south of Chicago Street (US-12).					
Objective — Coordinate aesthetic and safety improvements in the Olds Street (M-99) right-of-way with future work planned by the Michigan Department of Transportation.				CS • DDA	GF • DDA • MDOT
Objective — Collaborate with the DDA regarding potential funding/local match to address project costs.				DDA • PC • CC	GF • DDA • MDOT
Goal — Support Local Development Finance Authority (LDFA) efforts to improve and enhance industrial infrastructure.					
Objective — Address circulation needs in the Gaige Street and Reading Lane area.				CS • LDFA	LDFA • MDOT • USEDA
Objective — Support efforts to provide affordable broadband internet service to industrial businesses and properties.				CS • LDFA	GF • LDFA • MEDC
Objective — Continue coordination across multiple boards on 6-year Capital Improvement Plan (CIP) to address future needs.				LDFA • PC • CC	GF
Goal — Assist with planning future needed expansions of the Jonesville Industrial Park.					
Objective — Assess the development needs of the Industrial Park.				LDFA	GF • LDFA • MEDC

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Objective — Support efforts to plan for land acquisition, design, and infrastructure expansion that may be needed to recruit future business development.				LDFA • PC • CC	GF • LDFA • MEDC
Goal — Renovate and maintain existing recreation facilities and park areas as needed.					
Objective — Complete concept plans with projected budgets for the renovation of the Wright Street and Carl Fast Parks.				CS • PC • CC	GF
Objective — Incorporate needed renovations in the Capital Improvement Plan (CIP) and annual budget.				PC • CC	GF • MDNR
Objective — Consider future recreation program offerings with facility designs.				CS • CC	GF
Goal — Improve public access to the St. Joseph River to enhance its use as a water trail.					
Objective — Explore the feasibility of trail and sidewalk extensions to the River, and canoe and kayak launch sites on the River, where possible.				CS • PC	GF • MS • LS • MDNR
Objective — Cooperate with businesses and institutions to provide new or enhanced opportunities for canoeing, kayaking, and other river activities.				CS • PC • CC	GF • MS • LS • MDNR
Objective — Continue to support projects that improve river access for Riverfest and other activities.				PC • CC	GF
Goal — Enhance existing natural resources.					
Objective — Maintain and improve existing public natural spaces.				CS • CC	GF • MDNR
Objective — Consider sidewalk and trail extensions that connect natural areas and that are designed to improve awareness and knowledge of conservation efforts and practices.				CS • PC • CC	GF • MS • LS • MDNR
Objective — Continue to support those businesses and organizations that promote the cleanup of the St. Joseph River and other public spaces.				CS	GF
Goal — Plan, design and execute the continued maintenance of the City’s public infrastructure.					
Objective — Continue the annual review and updating of the City’s Capital Improvement Plan.				CS • DDA • LDFA • PC • CC	GF
Objective — Devote appropriate time and financial resources to the completion of priority projects, including water system improvements, street maintenance, and the proper care of the City’s buildings and grounds.				CS • CC	GF • LDFA • DDA • MS • LS

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Objective — Seek opportunities for emerging infrastructure technologies.				CS • CC	GF • LDFA • DDA • MS • LS • MEDC • MDEQ
Goal — Prioritize development where infrastructure already exists.					
Objective — Identify those sites with adequate infrastructure for planned development and market them first.				CS • PC	GF • DDA • LDFA
Goal — Expand the City’s non-motorized paths and sidewalk network.					
Objective — Develop a plan for the prioritization of path and sidewalk extensions that considers filling gaps, and connecting important destinations.				CS • PC	GF
Objective — Incorporate extensions into annual capital planning.				PC • CC	GF • MS • LS • MDNR
Objective — Consider needed improvements in conjunction with planned street projects.				CS • CC	GF • MS • LS • MDNR
Goal — Formalize development ready practices.					
Objective — Prepare a stated Public Participation Policy that reflects existing efforts to include stakeholders in important City decisions and actions.				CS • PC • CC	GF
Objective — State in writing current development practices and formalize a development guide to aid the public in development procedures.				CS • PC • CC	GF
Objective — Seek technical assistance from Redevelopment Ready Communities® program staff in the development of a marketing plan.				CS • PC • CC	GF
Goal — Keep other plans and strategies updated.					
Objective — Update the joint recreation plan with Fayette Township—or develop a standalone plan—for 2020 in order to maintain eligibility for grants through the Michigan Department of Natural Resources (MDNR) and to include any new projects.				CS • PC • CC	GF
Objective — Annually review the City’s Economic Development Strategy with the Downtown Development Authority (DDA) and the Local Development Finance Authority (LDFA) for its implementation status and any needed amendments.				CS • DDA • LDFA • PC • CC	GF
Objective: Consider the general revision and update of the Zoning Ordinance.				CS • PC • CC	GF

Key:		
Priorities	Responsible Parties	Possible Funding Sources
Near Term = 1 to 3 years	CC = City Council	DDA = Downtown Development Authority
Mid Term = 3 to 5 years	CS = City Staff	GF = General Fund
Long term = 5 years or more	DDA = Downtown Development Authority	LS = Local Street Fund
	LDFA = Local Development Finance Authority	LDFA = Local Development Finance Authority
	PC = Planning Commission	MDEQ = Michigan Department of Environmental Quality
		MDNR = Michigan Department of Natural Resources
		MDOT = Michigan Department of Transportation
		MS = Major Street Fund
		PS = Private Sector
		SHPO = State Historic Preservation Office
		USEDA = U.S. Economic Development Administration